

FLAT 304 KERENSKY HOUSE

LONDON, E14 6GU

£325,000
LEASEHOLD

This stylish and contemporary, third floor, one bedroom flat is situated within the New Festival Quarter complex, which benefits from 24hr concierge service and gym facilities. The apartment itself boasts a bright reception room and open-plan kitchen area, which extends out to a private terrace, which overlooks the iconic Canary Wharf skyline.

The development has excellent facilities, including concierge services, communal gardens, and a resident's gym. New Festival Quarter is a highly sought-after development, being within effortless reach from Langdon Park and Westferry DLR stations and the Canary Wharf estate being easily accessible. Beautiful and recently renovated Bartlett Park is nearby and provides a scenic backdrop for a stroll at the weekend or an invigorating run.

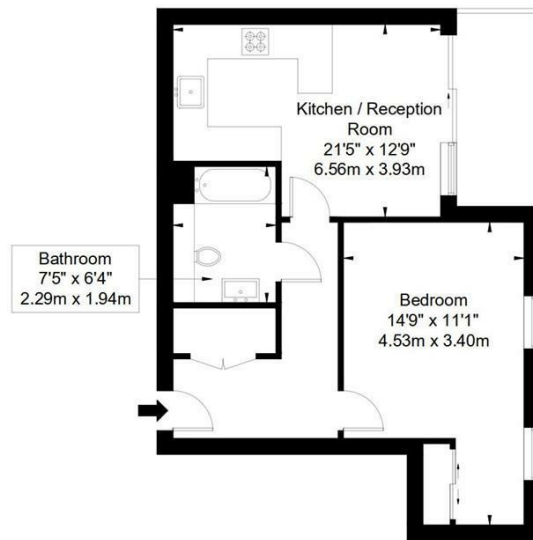
DouglasPryce

Kerensky House, Upper North Street, E14 6GU

Approx Gross Internal Area = 55.07 sq m / 593 sq ft

Balcony = 7.19 sq m / 77 sq ft

Total = 62.26 sq m / 670 sq ft

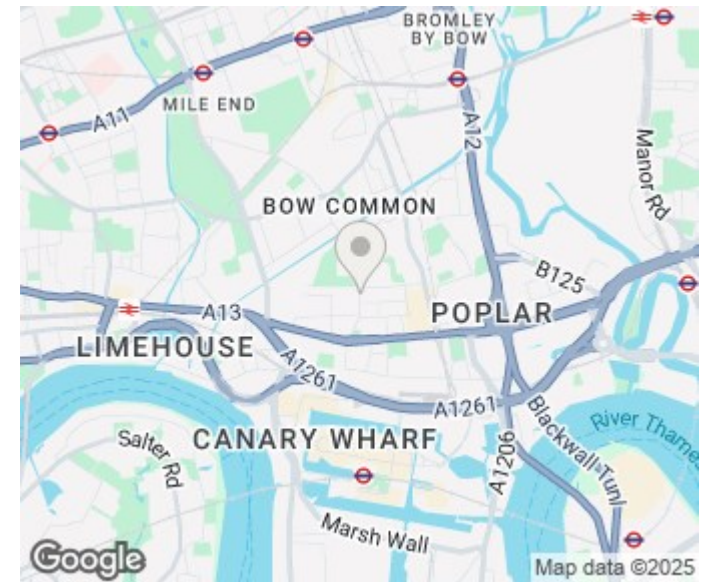


Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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